

RESOLUTION NO. 6655

A RESOLUTION TO APPROVE THE SALE OF LAND OWNED BY THE CITY OF ALBANY, DESCRIBED AS APPROXIMATELY 15.89 ACRES LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF KNOX BUTTE ROAD AND TIMBER RIDGE STREET NE, LOT 2 OF A PLAT RECORDED IN LINN COUNTY, VOL. 25, PG 07, COUNTY SURVEY 26357, AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AND SALE AGREEMENT AND RELATED DOCUMENTS TO CONVEY THE DESCRIBED PROPERTY TO HUDSON CAPITAL CORP FOR \$820,000 00

WHEREAS, the City of Albany previously solicited proposals for the purchase of land owned by the City described as Lot 2 of a Plat recorded in Linn County, Vol. 25 Pg. 07, County Survey 26357, and

WHEREAS, Hudson Capital Corp has submitted an offer of \$820,000.00 to purchase the subject property, shown in Exhibit A, and

WHEREAS, this sale price is consistent with a valuation established by an independent fee appraiser; and

WHEREAS, the City has determined that a sale of said parcel for development consistent with current zoning is in the best interest of the City, and

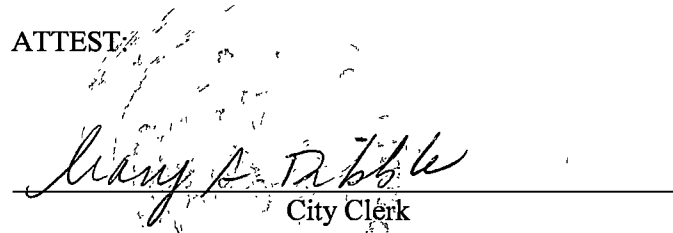
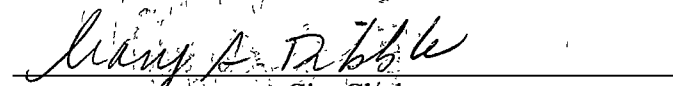
WHEREAS, a Public Hearing was conducted by the Albany City Council at its Regular Session on January 10, 2018, as required by Oregon Revised Statutes (ORS);

NOW, THEREFORE, BE IT RESOLVED that the Albany City Council hereby approves the sale of Lot 2 to Hudson Capital Corp. as shown in Exhibit A.

BE IT FURTHER RESOLVED that the City Manager is authorized to execute a Purchase and Sale Agreement with Hudson Capital Corp and any documents related to this sale.

DATED AND EFFECTIVE THIS 10th DAY OF JANUARY 2018


Mayor

ATTEST


City Clerk

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT

Robert D. Hamman
ROBERT D. HAMMAN

TIMBER RIDGE

EXHIBIT A

C.S. 26357

A REPLAT OF PARCEL 3, PARTITION PLAT 2017-023 AND PARCEL 2, PARTITION PLAT 2007-074 IN THE NW 1/4 SEC. 3, T 11 S., R. 3 W., W.M. CITY OF ALBANY, LINN COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227

APPROVALS AND ACCEPTANCE
CITY OF ALBANY PLANNING REFERENCE NO.: SD-06-17

Janet Stephenson for Jeff Blaine 12-21-2017
PUBLIC WORKS DIRECTOR DATE
CITY OF ALBANY

Robert Richardson 12-21-2017
COMMUNITY DEVELOPMENT DIRECTOR DATE
CITY OF ALBANY

Chadwick Wells 12-29-17
LINN COUNTY SURVEYOR DATE

I CERTIFY THAT ALL TAXES ON THE ABOVE DESCRIBED PROPERTY ARE PAID AS OF THIS 21ST
DAY OF DECEMBER, 2017.

Christina Bann Dearth
LINN COUNTY ASSESSOR/TAX COLLECTOR

Regis August 12/21/2017
CHAIRPERSON DATE
LINN COUNTY COMMISSIONER

[Signature] 21 Dec 17
LINN COUNTY COMMISSIONER DATE

[Signature] 12/21/17
LINN COUNTY COMMISSIONER DATE

FRANCHISE UTILITY EASEMENT STATEMENT

PERPETUAL EASEMENTS ARE RESERVED FOR THE FRANCHISE UTILITY PURPOSES AS INDICATED IN THE DECLARATION AND SHOWN ON THE MAP FOR PURPOSES OF THIS STATEMENT. FRANCHISE UTILITIES ARE DEFINED AS POWER, GAS, TELEPHONE, CABLE TELEVISION, AND ANY OTHER UTILITIES THAT HAVE FRANCHISE AGREEMENTS WITH THE CITY OR COUNTY. THE FRANCHISE UTILITY EASEMENTS SHALL BE FOR THE INSTALLATION, AND FOR MAINTENANCE AND REPLACEMENT OVER AND UNDER THE GROUND. THIS RESERVATION SHALL INCLUDE THE RIGHT TO INGRESS AND EGRESS FROM ANY AND ALL FRANCHISE UTILITY EASEMENTS IN ANY MANNER NECESSARY FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OR REMOVAL OF THE FRANCHISE UTILITY PROVIDED THAT, UNDER THE TERMS OF THE FRANCHISE AGREEMENT, THE UTILITY SERVICE USING THIS EASEMENT SHALL RESTORE THE PROPERTY AS NEAR AS PRACTICAL TO ITS CONDITION PRIOR TO SAID INSTALLATION OR MAINTENANCE.

STATE OF OREGON } S.S.
COUNTY OF LINN }

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE LINN COUNTY RECORD BOOK NO. 2575.07, ON THIS 29TH DAY OF December, 2017, AT 10:10 O'CLOCK A.M. TARGET SHEET RECORDED IN DOCUMENT NUMBER 2017-23558

BY *Steve Druckenmiller* Deputy Clerk
STEVE DRUCKENMILLER, LINN COUNTY CLERK

SHEET INDEX
SHEET 1 - OVERVIEW AND SIGNATURE PAGE
SHEET 2 - SOUTHERLY LOT DETAIL
SHEET 3 - NORTHERLY LOT DETAIL

SURVEYOR'S CERTIFICATE
I, ROBERT D. HAMMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS
EXPIRES: 6-30-2019

PARCEL 3, PARTITION PLAT 2017-023 (LINN COUNTY SURVEY RECORD 26251) TOGETHER WITH PARCEL 2, PARTITION PLAT 2007-074 (LINN COUNTY SURVEY RECORD 24628) CONTAINING 63.078 ACRES, MORE OR LESS.

Robert D. Hamman
ROBERT D. HAMMAN PLS 64202LS

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO FURTHER SUBDIVIDE THE LAND SHOWN HEREON FOR FUTURE DEVELOPMENT AS ALLOWED BY THE CITY OF ALBANY IN PLANNING REFERENCE NUMBER SD-06-17. THE BASIS OF BEARING IS THE EAST LINE OF TRACT A FROM CS 26251. I RECOVERED ALL MONUMENTS FROM THAT SURVEY, AND SET MONUMENTS AT THE LOT CORNERS AS SHOWN.

I LOCATED THE BURKHART CREEK EASEMENT ON LOT 1 USING CS 25273. I FOUND THE SAME WRG DESIGN MONUMENTS SHOWN ON THAT SURVEY'S DETAIL 3 AND POSITIONED THE CENTERLINE USING THE COORDINATES PROVIDED.

DECLARATION:
KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF ALBANY, A MUNICIPAL CORPORATION, BEING THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND DESIRING TO DISPOSE OF THE SAME INTO LOTS HAS CAUSED THE SAME TO BE SURVEYED. WE HEREBY DEDICATE TO THE PUBLIC THE FRANCHISE UTILITY EASEMENTS AS SHOWN SHOWN HEREON.

Peter Troedsson
PETER TROEDSSON
CITY MANAGER, CITY OF ALBANY

STATE OF OREGON }
COUNTY OF LINN } S.S.

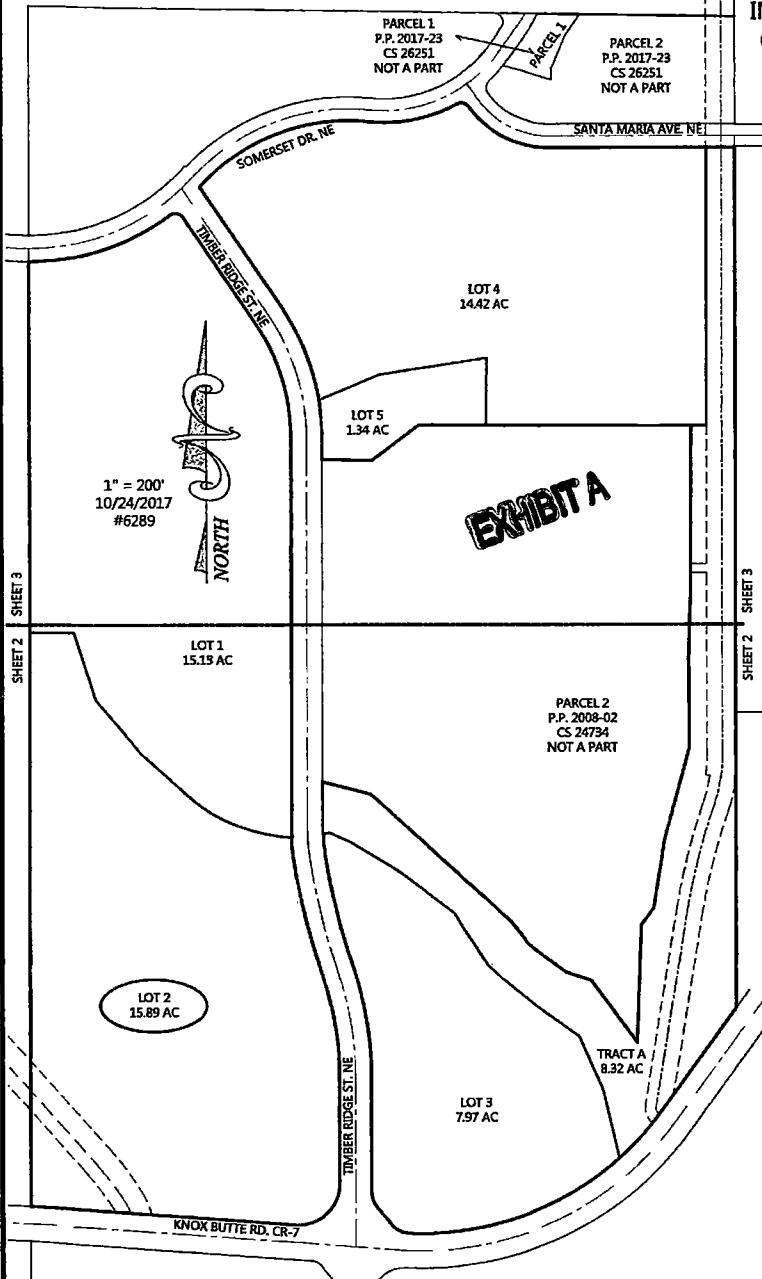
ON THIS 21 DAY OF December, 2017, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC OF OREGON, PETER TROEDSSON, CITY MANAGER OF THE CITY OF ALBANY, A MUNICIPAL CORPORATION, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

Kendra Rae Coagins
SIGNATURE OF NOTARY

Kendra Rae Coagins
NOTARY PUBLIC STATE OF OREGON

COMMISSION NO. 911578

MY COMMISSION EXPIRES: May 7, 2021



SHEET 2 SHEET 3

SHEET 2 SHEET 3